

Sunrise Lake Property Owners Association, Inc.
Lifestyle Rules and Regulations
As Promulgated by the Board of Directors
January 24, 2010
Amended and Restated September 21, 2011

- 1.** No lot or building, or any part of a lot or building, may be used or occupied as a club, profit or nonprofit, or for the carrying on of any trade or profession, with the exception of the Sunrise Lake Property Owners Association.

 - a.** A warning letter will be issued to the property owner identifying the violation and requiring the cessation of all such activity within seven (7) days.
 - b.** If the prohibited activity continues after seven (7) days, the property owner is subject to a \$25.00 fine per day until such activity ceases.

- 2.** No lot or building, or any part of a lot or building, may be used or occupied by any industrial, commercial or business use whatsoever.

 - a.** A warning letter will be issued to the property owner identifying the violation and requiring the cessation of all such activity within seven (7) days.
 - b.** If the prohibited activity continues after seven (7) days, the property owner is subject to a \$50.00 fine per day until such activity ceases.

- 3.** No poultry, cattle or any livestock of any kind shall be kept, bred or raised on any lot or in any building, or any part of any lot or building.

 - a.** The property owner is subject to a \$50.00 fine for such activity.
 - b.** For continuing violation, the property owner is subject to a \$50.00 fine for every fourteen (14) days of such activity.

- 4.** No more than two (2) domestic animals may be kept or maintained and none may be bred or raised on any lot or in any building, or any part of any lot or building.

 - a.** The property owner is subject to a \$50.00 fine for such activity.
 - b.** For continuing violation, the property owner is subject to a \$50.00 fine for every thirty (30) days of such activity.

- 5.** SLPOA and its successors and assigns shall have the right, after giving five (5) days written notice to the property owner, to enter upon any lot or lots upon which any structure or nuisance has been erected or maintained in violation of these rules, and remove such objectionable structure or nuisance without liability for any damage resulting from such action. In addition, all reasonable costs for such removal will be the responsibility of the property owner.

- 6.** No signs of any type, including but not limited to “for rent” or “for sale” signs, shall be erected or maintained on any premises.

 - a.** A warning letter will be issued to the property owner identifying the violation and requiring the removal of such signage within two (2) days.
 - b.** If the signage remains in place after two (2) days, the property owner is subject to a \$25.00 fine per day until such signage is removed.

7. Property owners, their guests or tenants are not permitted to use gasoline motors of any kind, including but not limited to boats, motorcycles, snowmobiles or ATVs, at any time of year on our lakes or ponds. In addition to the fines below, the property owner will be responsible for the cost of the clean-up of resulting pollution and/or repairs of damage to SLPOA common facilities and/or private property.
 - a. First offense subject to a \$500.00 fine.
 - b. Second offense subject to a \$1,000.00 fine.
 - c. Subsequent offenses subject to a \$2,500.00 fine per occurrence.

8. Property owners, their guests or tenants are prohibited from using unregistered vehicles such as but not limited to cars, trucks, motorcycles, ATVs, dirt bikes or golf carts within the community. In compliance with Pennsylvania law, ATVs are prohibited on all roads and roadways. In addition to the fines below, the property owner will be responsible for the cost of any clean-up and/or repairs of damage to SLPOA common facilities, community or private septic systems and fields, or other private property.
 - a. First offense subject to a \$100.00 fine.
 - b. Second offense subject to a \$300.00 fine.
 - c. Subsequent offenses subject to a \$1,000.00 fine per occurrence.

9. Property owners are responsible for public inconvenience or annoyance caused by any dog or dogs owned by them, their guests or tenants as follows:
 - a. Unreasonable continuous barking. First offense subject to a warning; second offense subject to a \$50.00 fine; subsequent offenses subject to a fine raised in \$25.00 increments per offense.
 - b. All dogs must be on a leash except when on property owner's premises. First offense subject to a warning; second offense to a \$50.00 fine; subsequent offenses subject to a \$75.00 fine per offense.
 - c. Dog droppings not on property owner's premises must be picked up. First offense subject to a warning; second offense to a \$50.00 fine; subsequent offenses subject to a \$75.00 fine per occurrence.

10. **Quiet Hours:** Property owners, their guests or tenants shall observe quiet hours as follows:

Monday through Thursday	10:00 pm to 7:00 am
Friday and Saturday	11:00 pm to 8:00 am
Sunday and Holidays	10:00 pm to 7:00 am

 - a. First offense subject to a verbal and/or written warning.
 - b. Second and subsequent offenses subject to a \$100.00 fine.

11. No property owners, their guests or tenants shall participate in any activity in the community deemed to be a nuisance. For purposes of this section, a nuisance is defined as conduct causing an intentional and unreasonable invasion of another person's private use and enjoyment of their property.
 - a. First offense is subject to a verbal and/or written warning.
 - b. Second offense is subject to a \$100.00 fine.
 - c. Third offense is subject to a \$200.00 fine.
 - d. Subsequent offenses are subject to a \$300.00 fine which may be charged every 48 hours from the first violation notice if the condition causing the offense has not been rectified.

12. No items of any kind offered for sale, trade or free shall be placed on the frontage (roadside) of any property.
 - a. A warning letter will be issued to the property owner identifying the violation and requiring the immediate removal of such items.
 - b. If the items remain in place after one (1) day, the property owner is subject to a \$25.00 fine per day fine until such items are removed.

13. **Littering**: No property owners, their guests or tenants shall litter anywhere in the community. For purposes of this section, littering is defined as disposing of small items of trash including but not limited to paper, cans, bottles or food wrappers anywhere but in proper trash receptacles. In addition to the fines below, the property owner will be responsible for the cost of clean-up and/or prosecution.
 - a. First offense is subject to a \$50.00 fine.
 - b. Subsequent offenses are subject to a \$100.00 fine.

14. **Dumping**: No property owners, their guests or tenants shall dump solid or liquid refuse anywhere in the community. For purposes of this section, dumping is defined as disposing of any type of solid or liquid waste items anywhere but in proper trash receptacles. Examples include but are not limited to household trash, furniture, recyclables or building/construction materials. In addition to the fines below, the property owner will be responsible for the cost of removal, clean-up and/or repair of damages to SLPOA common facilities and/or private property, and/or prosecution.
 - a. First offense is subject to a \$500.00 fine.
 - b. Second offense is subject to a \$1,000.00 fine.
 - c. Subsequent offenses are subject to a \$2,500.00 fine per occurrence.
 - d. Fines for this offense may be charged every 48 hours from the first violation notice if the condition causing the offense has not been rectified.

15. **Waterways littering or dumping**: Any property owners, their guests or tenants littering and/or dumping into any of the lakes, streams or ponds in the community will be subject to a \$500.00 surcharge in addition to the applicable fines and costs outlined in Sections 13 and 14 above.

16. No property owners, their guests or tenants shall cause or perform acts of vandalism, theft, malicious mischief or harassment resulting in damage to either SLPOA common facilities or private property. In addition to the fines below, property owners will be responsible for the cost of clean-up and/or repair of such damages, and/or prosecution.
 - a. First offense is subject to a \$500.00 fine.
 - b. Second offense is subject to a \$1,000.00 fine.
 - c. Subsequent offenses are subject to a \$2,500.00 fine per occurrence.

17. Drivers exceeding the posted speed limits on community roads will be subject to the following fines:

35 to 45 mph	\$25.00
45 to 55 mph	\$50.00
Over 55 mph	\$100.00
Failure to comply:	\$100.00 plus court costs.

18. Drivers failing to observe stop signs posted on community roads will be subject to the following fines:
 - a. First offense \$25.00
 - b. Second offense \$50.00
 - c. Third and subsequent offenses \$100.00
19. Property owners, guests or tenants are not permitted to park commercial vehicles overnight on any community road. Violations will be subject to a \$100.00 fine and the vehicle will be towed at owner's expense.
20. To permit snow removal, property owners, guests or tenants are not permitted to park any vehicle on community roads from November 15th to April 1st. Violations will be subject to a \$100.00 fine and the vehicle will be towed at owner's expense.
21. Guests of property owners must be accompanied by a resident while boating on lakes within the community or while using any other common facility.
22. SLPOA reserves the right to close the roads (impose an 8-ton weight limit) within the community for up to eight (8) weeks in the spring at the Board's discretion. Violations will be subject to a \$250.00 fine.
23. No lot may be cleared of brush, trees or anything else of an inflammable nature without the written approval of SLPOA. This approval will specify the time and manner in which such clearing will be conducted. Offenses will be subject to a \$250.00 fine per incident.
24. Disorderly conduct is behavior that is disruptive, rude, threatening or violent in nature, or that challenges the authority of any authorized personnel, such as security, managers, pool manager, lifeguards, maintenance, Board of Directors, office and volunteer personnel, while in the performance of their assigned duties and tasks, and will have consequences. The fines for this offense shall be in addition to any cited violations within the Rules and Regulations when the above conditions apply.
 - a. First offense subject to a verbal and/or written warning.
 - b. Second offense subject to a \$100.00 fine.
 - c. Third offense and subsequent offenses thereafter subject to a \$200.00 fine.

For disorderly conduct that occurs at any Board meeting:

 - a. First offense subject to a verbal and/or written warning.
 - b. Second offense subject to a \$200.00 fine.
 - c. Third offense is subject to removal from such meeting and by a motion, second and majority vote of the Board, the offender will be barred from future Board meetings.
25. Anything installed, placed or planted on a property owner's premises within the road and/or utility easements shall be removed within one month of notice, or be subject to a \$25.00 fine per day until removed.

- 26. Only property owners in good standing are permitted to rent their homes and must comply with the following:
 - a. A minimum one-month lease is required and a copy of that lease must be submitted to the SLPOA at least one week prior to occupancy. The lease must include the length of the tenancy and the number of tenants with their names and telephone numbers.
 - b. Tenants are required to register their vehicles in accordance with the policy set by the SLPOA.
 - c. Property owners are subject to a \$250.00 fine for violation of any of the above.
- 27. If a property owner’s guest, tenant, contractor or invitee of any kind fails to abide by the SLPOA Rules and Regulations in effect, the fine for such offense(s) will be levied against the property owner for each violation.
- 28. Individual ID badges and guest badges will be issued to all property owners in good standing for use at the pool and other community common facilities. Residents not in good standing are not permitted to use another resident’s guest pass to access the pool or other common facilities. Badges can be obtained at the Sunrise office at no charge. There is a \$2.00 replacement fee for a lost ID or guest badge.
- 29. For security purposes, vehicles entering the community or parked on community property must have an SLPOA ID sticker or visitor tag displayed on the rear view mirror. Violations are subject to a \$25.00 fine and the vehicle may be towed at the owner’s expense. Abandoned vehicles with no sticker will be towed at the owner’s expense. Stickers and visitor tags can be obtained at the Sunrise office at no charge.
- 30. For security purposes, property owners, their guests and tenants must display an SLPOA ID sticker on the starboard (right) front side of all boats, including but not limited to row boats, pontoon boats, paddle boats, canoes and kayaks. Stickers can be obtained at the Sunrise office at no charge.
 - a. First offense subject to a warning.
 - b. Second and subsequent offenses subject to a \$25.00 fine.
- 31. Property owners, their guests and tenants, as well as any hired plowing service, are prohibited from plowing, shoveling, dumping or using any other means of moving snow off their premises onto community roads, community property or the property of another.
 - a. First offense subject to a warning.
 - b. Second and subsequent offenses subject to a \$50.00 fine.
- 32. SLPOA legal counsel and contractors are authorized to accept contact only from the Board of Directors.
- 33. Work hours for property owner “do it yourself” home improvement projects are as follows:

Monday through Saturday	8:00 am to 7:00 pm
Sunday and holidays	11:00 am to 5:00 pm

Anyone working outside of these hours is subject to the following:

- a. First offense subject to a verbal and/or written warning.
- b. Second offense subject to a \$50.00 fine.
- c. Third and subsequent offenses subject to a \$100.00 fine.

34. Builders, contractors and property owners must obtain a permit from SLPOA for new home construction, and for additions over 100 square feet such as, but not limited to, outbuildings, decks and screened porches larger than 100 square feet. Failure to obtain a permit is subject to a \$100.00 fine per day.

New home construction	\$250.00
Additions over 100 square feet	\$ 75.00

35. Property owners are responsible for the maintenance of the culvert pipe under their driveway as it crosses over a ditch to a Sunrise street. This is not part of the community road maintenance. If these culverts are not properly maintained, flooding can be caused which can damage the road. The cost of those road repairs will be charged to the property owner whose blocked culvert caused the flooding.

36. **Payment of fines:** All fines are due and payable thirty (30) days from the date of the violation notice.

37. **Appeals:** Property owners may appeal any violation directly to the Board of Directors in writing within fourteen (14) days from the date of violation notice. Appeals will be heard following regularly scheduled Board Meetings and will be scheduled within two (2) Board Meetings after the written appeal is received by the Board. Scheduling will be done by the Board and a notice of the date of appeal shall be provided to the property owner in writing. Any appeal from the decision of the Board must be filed with the Pike County Court of Common Pleas within thirty (30) days.

38. **Trespassing:** Trespassing is a legal term that refers to a person entering or remaining on another’s property without the owner’s consent. It is a crime under Pennsylvania law and prohibited in our community. State and local police have jurisdiction to enforce trespass laws and file charges with the local magisterial district judge. The SLPOA will cooperate fully with law enforcement to prosecute trespassers to the full extent of the law. All related property damages and legal costs will be the responsibility of the trespasser.

- a. **Simple trespassing** is when a person enters into or on another’s property for the purpose of “threatening or terrorizing” an occupant, to deface the premises, start a fire or similar actions. It is a summary offense subject to a maximum fine of \$300.00.
- b. **Defiant trespassing** is when a person enters into or on another’s property in defiance of a no trespassing sign, a fence or enclosure, or being verbally asked to leave. It is a third-degree misdemeanor subject to a maximum fine of \$2,000.00.
- c. **Criminal trespassing** is when a person enters into or on another’s property, or remains there after being asked to leave. It is a misdemeanor subject to a fine between \$50.00 and \$2,500.00 and up to one year in jail. If the criminal trespass includes breaking and entry or the use of a weapon, the fine is up to \$15,000.00 and up to seven (7) years in prison.